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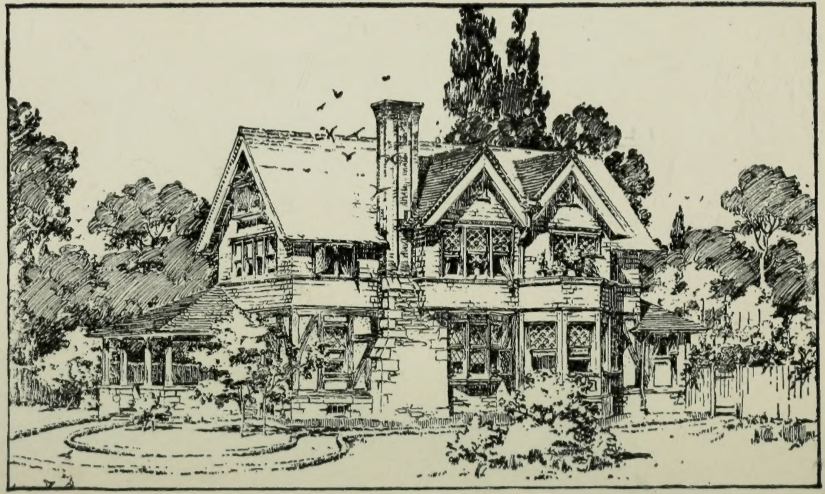

A Country House after the Style of the English Cottage

Arch
P

Model Houses for Little Money

By
WILLIAM L. PRICE

With an Additional Chapter on Doors and Windows

By
FRANK S. GUILD

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By WILLIAM L. PRICE.

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A $3500 TO $4000 SUBURBAN HOUSE

(See Frontispiece)

MODEL HOUSES

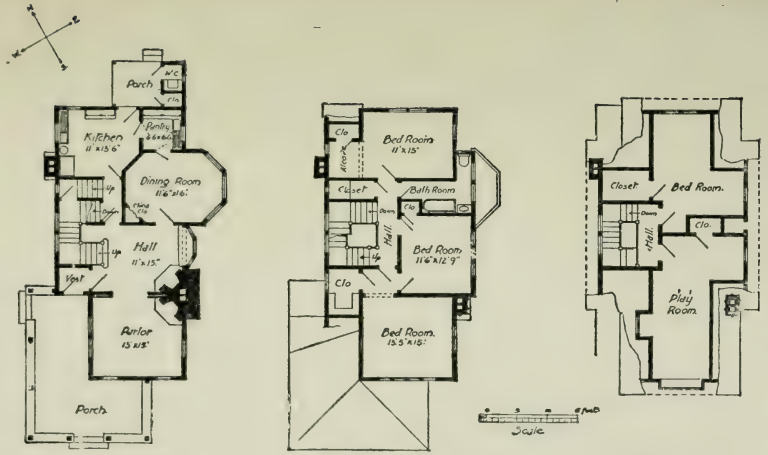
I

A $3500 TO $4000 SUBURBAN HOUSE

In attempting to adapt any one of the well-defined styles of architecture to American uses it is necessary to put aside at once all thought of exact reproduction; the customs and requirements are so different that what we most admire abroad would make but a sorry year-round home here. More particularly is this true of houses of moderate cost, so that in the frontispage illustration of a house in the style of the English cottage, many points at variance with English work must be made allowance for.

The charm of the English cottages lies largely in their tile or thatch roofs and low stories set close to the ground, all of which in this country we must abandon at the outset, and, most radical difference of all, we must provide a large, roofed porch in place of their stoop. Then, again, the unnatural, speculative value of land in the suburbs of all of our cities forces us to build our houses on narrow lots, so that the end of the house is usually toward the road or street, making it still more difficult to follow English precedent.

The choice of site is generally restricted for the same reason; but select, if you can, a lot facing either south or west; in any case the house must be designed to suit the ground, on account of the exposure and also the lay of the land. As to the placing of the rooms, insist first that the dining-room have south and east exposures, giving it the morning sun and sheltering it from the late afternoon sun, which is very annoy-


Porch
W.C.
Clo.
Kitchen
11'x15'6"
Pantry
3'6"x6'6"
Dining Room
11'6"x16'
China Clo.
Hall
11'x13'
Vest.
Parlor
13'x13'
Porch.
Clo.
Bed Room
11'x15'
Closet
Bath Room
Clo.
Hall
Bed Room
11'6"x12'9"
Clo.
Bed Room.
13'5"x15'
Closet
Bed Room.
Clo.
Hall
Play Room.
Scale
First Floor Plan
Second Floor Plan
Third Floor Plan

ing when at meals. I make an especial point of the dining-room, as it is, after all, the daily reunion room of the family, and because it is so frequently neglected in the designing of small houses, — the very ones in which most care should be exercised that every inch of space be utilized. The hall, if it be more than an entry, may be made a charming reception-room, and thus save the best room, so often sacrificed to the goddess Fashion, for a living-room or library, which should properly have at least south and west exposures. The stairway, pantry, and kitchen will then shelter these rooms from the most severe cold; and while the kitchen must be bright and airy, it can well afford to take the colder side of the house. Next to the exposure of the rooms, their relation to each other is the most vital point in a plan. The hall should properly divide the house, and the dining-room and living-room or parlor should not, as a rule, open together, for while it is pleasant at

times, the noise incident to the preparation and clearing away of meals is something to be avoided if possible.

Entrance from dining-room to kitchen is best had through the pantry, which then answers as serving-room as well, and keeps much of the noise and smell of cooking out of the dining-room. The kitchen should not open directly into the hall for the same reason, but passage from kitchen to hall without going through any other room is very desirable.

The kitchen should be well lighted and ventilated, especially near the range and the sink, and should be so arranged that the work may be readily and easily done.

All the bedrooms should have large windows and sufficient space for bed, bureau, washstand, and chairs, as well as good closet room.

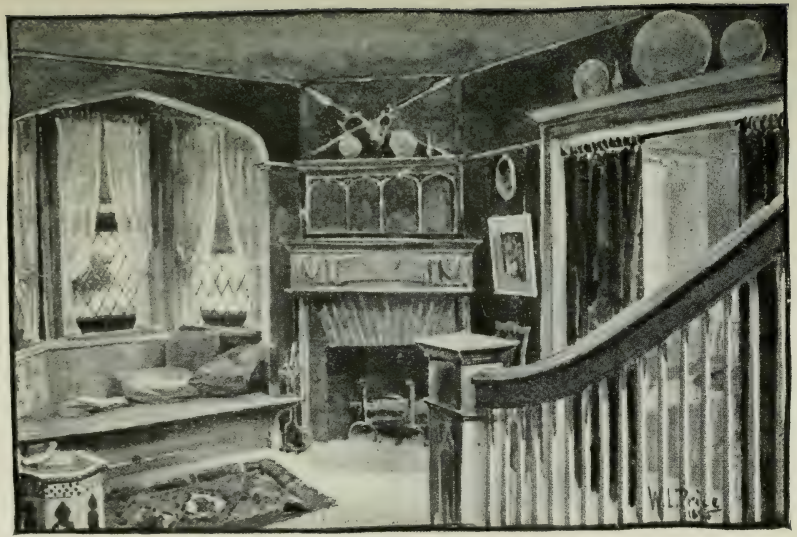
The alcove in the main bedroom giving access to the child's room, I have found a very satisfactory arrangement, as it makes communication between the rooms

without their opening directly into each other. The closet in this room, large enough to give ample hanging-room and shelving, and accommodating a trunk as well, is another great addition to it.

The bathroom properly claims much care, not that it may be made gorgeous with tiling and stained glass, nor that it need necessarily be very large, but it must contain good open fixtures with all piping exposed and everything about it cleanable. The large linen-closet across the entry does away with the necessity of any bathroom closet except a small wall-cupboard.

The heating of the house is almost as important as the plumbing in a sanitary way, and unfortunately most of our houses are badly heated. With the heating arrangements usually provided we are compelled either to go cold or breathe incinerated air, mainly because of a heater too small to do the work required of it.

A heater should give, not a little hot



HALL AND RECEPTION-ROOM

air, but a large volume of pure warm air, and it is not necessary to go to the expense of a steam or hot-water plant in the ordinary house to get this result, as a good portable hot-air furnace with a duct for fresh outside air will do the work and do it well, with proper attention, if only it be large enough. It is much more economical, both in coal and wear and tear of furnace, to run a low fire in a large furnace than a forced fire in a small one, and the difference in first cost is not great enough to be considered.

As to lighting, few of our suburbs are without electric light or gas, and if you have the choice, by all means use electric light; it is somewhat more costly to put in, but if used with moderate care is not an expensive luxury.

The interior finish should be very simple, as any attempt at elaboration in moderate-cost houses means tawdriness, and good narrow mouldings without corner blocks or gingerbread work of any kind add much to the charm of a room.

The finish of hall, living-room, and dining-room may be of chestnut or of red oak, — at no great cost if plain, and when stained and finished with wax will be very serviceable, as the effect of wear will not be seen. The rest of the house should be finished in white pine, either natural, stained, or painted, as the color scheme of the room may require.

For the roof use in preference to anything else cedar shingles unstained, letting them take their own beautiful gray tone; but if you must have stains, use only some one of the established makes and avoid the painters' "just as good" substitutes, which are usually just as bad as possible. By combining a little stone work in base, porch, walls, and chimneys, with half-timber work and plaster, a look of solidity is given that the ordinary frame house does not possess.

The half-timber work should be of $1\frac{1}{2}$-inch or 2-inch stuff, securely spiked

on top of the sheathing. Although not a part of its real construction, this framing adds much to the stiffness of the house and is a legitimate ornament as well. The plastering or pebble-dashing is done best on grooved plaster-board or heavy metal laths nailed to the sheathing, and, if properly done, makes a warm, tight, and cosey house.

The second floor covered with shingles should be at least slightly stained, as the shingles on walls are apt to weather badly unless cedar shingles are used. Never place half-timber work above a shingle story, as it makes the house top-heavy in appearance.

And now a few words in behalf of the builder and architect: Don't expect your house to be perfect; wood will shrink, plaster will crack more or less, and doors and windows stick; and don't expect them to keep the house in repair. They cannot afford to do more than put it in proper condition when they hand it over to you.

A MODEL SUBURBAN HOUSE

WHICH CAN BE BUILT FOR $2000 TO $2500 ANYWHERE IN AMERICA

II

A MODEL SUBURBAN HOUSE

In presenting the accompanying plan of a house to cost from two thousand to twenty-five hundred dollars, I would call attention to a number of ideas that may be of general interest and use to prospective house-builders.

This house is small in area, but by judicious arrangement some of the rooms are made to serve more purposes than is usually the case. The ordinary dining-room has serious drawbacks as a living and working room, but a scheme is here suggested by which the largest room may be converted into either a dining or sitting room, with conveniences that make it livable and attractive for both purposes.

The alcove at the front, with its closets large enough to take in the sew-

ing-machine and work, with glass panel, and shelves above for dishes, may be curtained off from the main room, giving privacy from the front porch when desirable, and making unnecessary the tidying up of the alcove when meals are being served.

The main room, with its bay end, is large enough for general use, and the table will do as well for a reading and working table as if it did not serve as the "board" at meal-times. With the rear alcove, in which the sideboard is, curtained off, no one would suspect the presence of dishes, or realize the economy of space obtained.

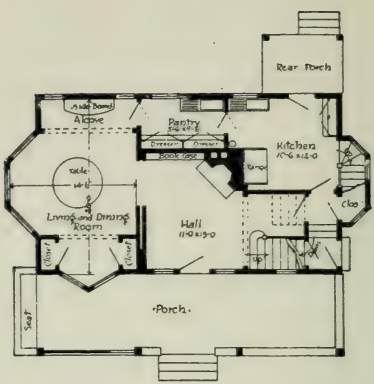
The large, light pantry serves to connect the rear alcove with the kitchen, which is at the farther end of the house, and as unobtrusive as possible, being cut off by two doors from the living part of the house.

Following the same line of economy and double use of space, the hall is made at once into reception-room and

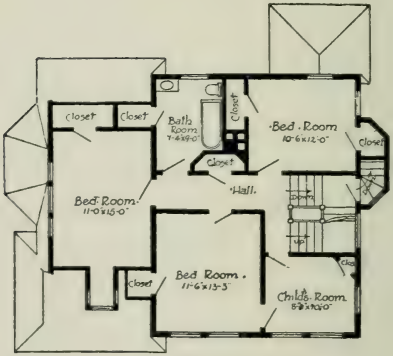
library, and the essential stairway may be curtained off to give a more cosey effect. The open fireplace is backed up to the central chimney, which has in it the heater and range flues, making the simplest possible construction. The connecting stair from the kitchen coming out on the second landing makes a private stair for the servant, and offers an unseen connection between the living-room and the upper floors.

The side door on the landing at the top of the cellar stairs, and almost on a level with the ground, furnishes easy communication with the cellar from the outside, and a children's entrance convenient to the back-hall closet, without going through either the front hall or the kitchen.

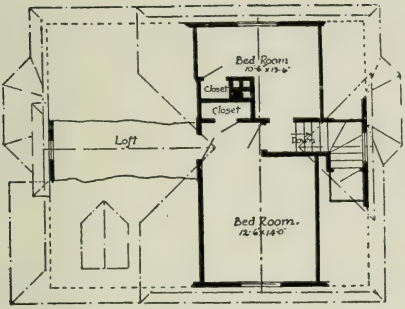
The second floor extends over the front porch, — a thing, perhaps, undesirable if your house must face north, or if in a very cold section, but quite proper, when well constructed, in moderate climates.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR AND ROOF PLAN

The bathroom, which is large and furnished with a good closet, is directly over the pantry and kitchen plumbing, making the shortest and simplest pipe system. The rooms are of good shape, although not large, and there is no waste room at all.

Exterior

The exterior of the house is all of shingles, its picturesque character depending upon the simple, low roof-lines, — the outside neither having nor requiring any elaborate detail, which always smacks of tawdriness in a low-cost house. Modifications in exterior finish can be adopted at a slight increase of cost. Plaster may be used in place of shingles for the walls, and tiles for the roof, but clapboards are not recommended for this style of structure. The shingles should be left unstained; the pearly-gray color which the weather will soon give them is altogether desirable. The finish on the outside can be painted any color to harmonize, — preferably a cream white; the supports on the veranda, with the doors and sashes, a dark green.

Interior

The interior finish may be of natural wood either stained or painted, the

The Hall and Reception-Room Combined

walls to be plastered with two brown coats and one white coat. Hardwood flooring is not included, but the cellar is to have a first-class cement bottom. The various estimates are as follows: —

Approximate Estimates Itemized

Lumber, carpentry, and millwork .	$1150 to	$1400
Excavating, foundations, and mason work	435 "	550
Plumbing, heater, range, and metal work	265 "	335
Painting, glazing, and hardware . .	150 "	200
	$2000	$2485

The estimates are based upon the best workmanship and materials, and the following items are included: gas-piping throughout the house, electric bells and wiring, open plumbing and porcelain tub, tiling or red-brick fireplace and grate in hall, and carved oak shelf, terra-cotta lining to flues, a first-class range in kitchen, and heater in cellar. Every room is finished in plaster. Wall-paper, grading, and gas fixtures are not included.

A HOUSE FOR A THIRTY-FOOT FRONT LOT

WHICH CAN BE BUILT FOR $2200 TO $2600 ANYWHERE IN AMERICA

III

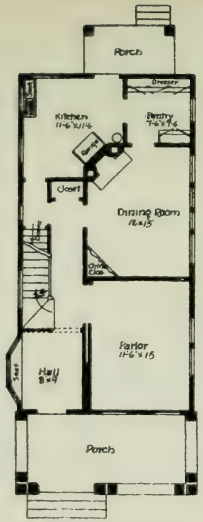
A HOUSE FOR A THIRTY-FOOT FRONT LOT

Following the intention of this series of articles, which is designed to be of general interest to all builders of houses, I propose in this article to show a house that may be built on a narrow lot, a problem constantly presented in these days of high land values. Many such houses are simply boxes with a narrow gable and shed porch on the street front, and with no particular shape on the sides, presenting altogether a high-shouldered and uninviting appearance from the street.

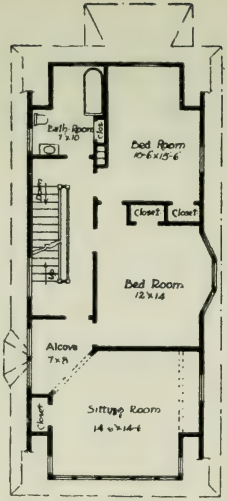
A narrow lot necessitates a narrow house, and the plan cannot be made to give the same appearance of size which the square or broad house will have, even when the rooms are small; but as

long as the land speculator is with us, the problem of the narrow lot must be solved. And here let me state that if one's own peculiar ideas are to be insisted upon, every building then becomes a special problem; and the requirements of site and owner should be worked out by a competent architect. In these plans I desire merely to give suggestions, and indicate in a broad way the direction in which to think.

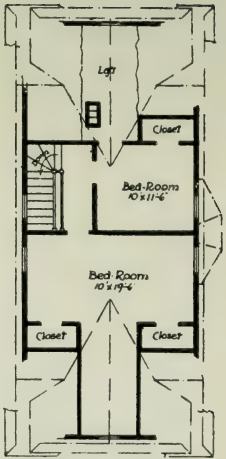
The effort has been made, in the plan here presented, to get some privacy for the living part of the house by making a small entrance hall, cut off from the stairs and the rest of the house by an arch and high panelled rail at the foot of the stairs. This is done by pushing out the side of this modest reception-room, forming a bay. Much may be thus added to its apparent size. A charming window-garden is here quite possible if you will, and yet no side-yard room need be lost, as it is above head height on the outside.



First Floor Plan



Second Floor Plan



Third Floor and Roof Plan

It is probable that in the locations where this type of house is required a parlor will be a necessity, so I will call the front room by that name, although it is sufficiently private to be used as a sitting-room or even as a library if the arches in the hall are curtained off.

The dining-room is a bright room, with open fireplace and china-closet, and with two long windows, and high casements over the sideboard space. Communication with the kitchen is through the pantry, which is an excellent scheme to prevent the odors and clatter from the kitchen from reaching the front of the house or the dining-room, while the family are at meals.

The second floor has for its main feature a large front sitting-room, which may, of course, be used as a bedroom if desired; it has a row of windows all along the front and returning on the sides, — the centre ones of the regular size, and the others high enough to fur-

A View in the Sitting-Room Upstairs

nish underneath; this feature makes the room almost a sun parlor, and with its closets, its alcoves and seats, makes an altogether delightful living-room above the noise and dust of the street.

The other rooms are of good size and shape. There is no waste room, nor are the corners of the rooms cut by the roof as might be expected from the low eave line, — the space where such cuts occur being used as closet space or cupboards.

The third floor contains a linen-closet and storeroom, in addition to the large and the smaller bedroom.

The interior finish must be of a simple and rather conventional type in this low-cost house, for anything out of the usual order has the effect of raising the price materially. But novel and charming schemes for the rooms may be worked out with simple, cheap papers in quiet tones, burlaps and denims, with the help of picture mouldings and chair rails where desirable.

Do not try to have your house different from every other house in color; this ambition has ruined many an attractive village. The lower story is clapboarded, and should be of either Colonial yellow with ivory trimmings and porch posts, or all of ivory color. You need not be afraid of its being glaring where houses are so close together as here contemplated, and the soft gray of the shingles in the roof and upper story will give the house a quiet look. The pent eaves over the windows in the first floor give them a pleasant shade, and enable you to leave the windows open, even when it is raining.

White pine woodwork inside, instead of hardwood, is really very effective when stained a neutral green or finished in hard oil. This effect can be carried throughout the house or only in the lower portion. Perhaps the woodwork painted white in the chambers is more desirable for cleanliness, and it certainly gives the upstairs rooms a cheerful aspect

Hardwood floors are not included in this estimate. Plain "filling" on a floor gives a comfortable look to a room, and is very artistic when relieved by rugs.

Cement your cellar floor. Pipe your house for gas. Put in electric bells, open plumbing, and porcelain tub; a first-class range in the kitchen, and heater in the cellar. The estimates below include the cost of these items: —

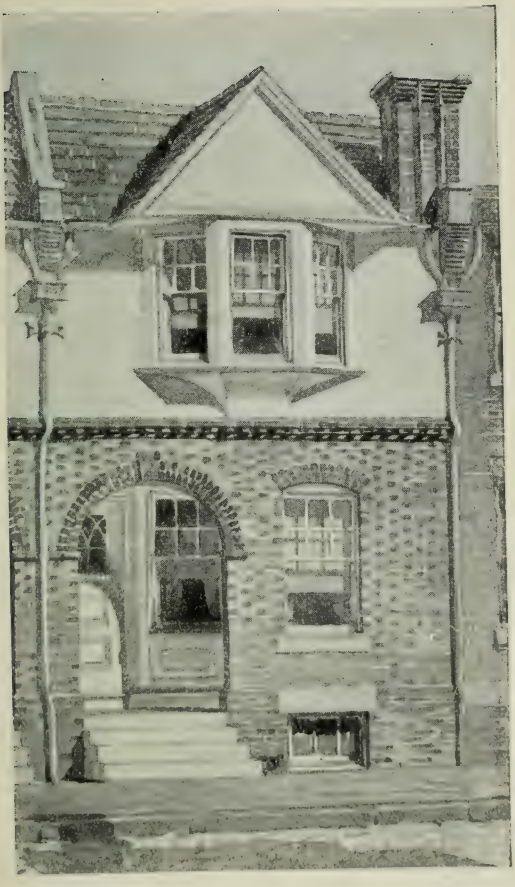
Lumber, carpentry, and millwork	$1010 to $1249
Excavating, foundations, and masonry	600 " 710
Plumbing, heater, and range	250 " 271
Painting, glazing, and hardware	340 " 370
	$2200 $2600

Wall-paper and decoration are not included, as these are matters dependent altogether upon personal taste.

This house is admirably adapted for a young couple just starting housekeeping. At the rear of the parlor, sliding doors may be introduced, though not suggested in the drawings.

AN $1800 CITY BRICK HOUSE

$1800 IN MOST CITIES: FROM $1800 TO $2400 ANYWHERE IN AMERICA



IV

AN $1800 CITY BRICK HOUSE

THERE is no reason why a small house should be built of the same material as a palace or a public building. It is a vulgar desire to be something which one is not, that leads to most of the architectural mistakes we see. An example of modesty in building is hardly ever to be seen. There is neither sense nor beauty in the use of smooth, close-jointed bricks in town houses, as their only effect is to destroy the built look of the wall and make it utterly uninteresting. Realizing this, many plunge into mottled bricks of all colors for the front, and usually run out of money, necessitating the use of cheaper bricks for the sides and rear, and all this when the cheapest hard bricks if laid up with dark headers would make

the very best and most artistic wall that one could build. If a break in color is desired, why not use good old-fashioned pebble-dash or stucco?

As a rule, our city houses are faulty in their interior arrangement, the best part of the lower story being given up to a parlor, which is seldom used, instead of devoting the space to a living-room. To remedy this defect, I have endeavored to present in practical shape a house for a town or city lot, and to show what may be done with common materials in the construction of a comfortable home.

The vestibule is forced back, allowing the step platform to come under cover of the arched entrance, and giving a corner lookout from the reception-room or parlor which will do much to obviate the shut-in, cramped feeling of the average front room. The reception-room is shortened up to a cosey length, and the rear of it shut off by an arch or door forming a small library or sewing-room, making a useful and attractive feature

of what is usually waste space. A small brick fireplace adds to the usefulness and comfort of the room. By bringing the chimney to the front, something is added to what is usually a plain sky-line. The dining-room is widened and made lighter by a shallow bay-window, which steals some light from the rear of the lot, and may at times capture a vagrant breeze as well. In this part of the house, which is necessarily narrow, I have tried so to arrange the parts as to give the best air, light, and working convenience possible under the unfortunate circumstances of a cramped, shut-in place, such as a closely built row of houses necessitates.

It seems wiser in a small house to aim at as many rooms as possible on the sleeping floor. It is better for the members of the family to live separately in small rooms than to be huddled together in one large one. There are four rooms and a bath on the second floor; the front room is large enough for a family room, and the others small but convenient. A

linen-closet adds much to the convenience of the house.

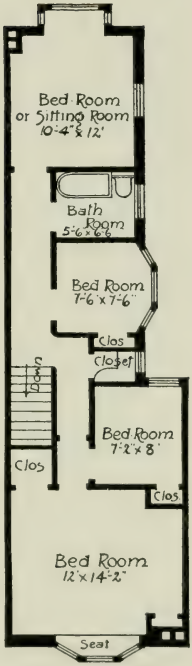
A house of this kind can in many localities be finished in chestnut for a small advance over pine, thus doing away with the work of scrubbing paint, and showing less of the wear and tear that will become apparent in close quarters.

The exterior of the house is shown in hard brick laid Flemish bond in the first story and of plaster above, with the woodwork painted a cream white.

The use of these rough bricks will be opposed by builders, as they do not make an even, smooth job, and are a little troublesome to lay, but the best of the old Colonial work was done in just such bricks.

In small city houses, galvanized iron, especially when sanded in so-called imitation of stone, should be avoided. The simpler the detail of small work can be made, the better, and half of the money usually spent on undesirable ornament would tile that part of the roof which

First Floor



Second Floor

shows to the street; and this, by raising the roof some distance above the ceiling at the front, will make a good air space above the ceiling, and make the house much cooler in summer, something which is greatly to be desired in a city house.

I give here an estimate for building this house with stucco front and ornamental plaster gable, tile-roof front, two stories, in the vicinity of Philadelphia, with 9-inch party walls, stock mouldings and finish, in a substantial manner: —

Excavation, stone and brick, plaster and stucco work	$1138.00
Lumber, millwork, roofing, and painting .	758.00
Plumbing and heating	291.00
Hardware, nails, etc.	150.00
	$2337.00

This estimate does not include electric light wiring or fixtures or interior decoration. This cost may be reduced by eliminating some of the more expensive features of the front and interior, plumbing and hardware, as per following estimate: —

VIEW FROM THE PARLOR, LOOKING TOWARD THE HALLWAY

Excavation, stone and masonry, brick and laying, cut stone, plastering and cement floor	$650.00
Lumber, carpenter work, millwork	635.00
Hardware, painting and glazing, mantels and tile	228.50
Plumbing, heating, and range work, metal roofing	287.00
	$1800.50

The first floor and hall can be finished in chestnut throughout, except kitchen, for about $75 additional; first floor and hall in red oak, for $100 additional. Bright varnish for the woodwork is more easily kept clean than dull finish — it is not as popular, however, for interior because of its brilliant gloss. The rich dull polish is in better taste and is not so easily scratched.

Light wall-papers will serve to make the interior of these narrow city houses more cheerful. By the use of a bright, canary yellow paper, and a cream-white ceiling, I have seen the dining-room of one of these houses lifted out of the dulness common to such rooms.

A $1500 HOUSE FOR A TWENTY-FIVE-FOOT LOT

WHICH CAN BE BUILT FOR FROM $1500 TO $1750 ANYWHERE IN AMERICA

V

A $1500 HOUSE FOR A TWENTY-FIVE-FOOT LOT

In response to many requests I present a plan for a house which gives a suggestion of what may be done with a lot twenty-five feet wide. I cannot offer any very novel plan for a lot of this size. The rooms must, of necessity, be strung in a line, and there is neither room for much side porch nor the projection of bays. But the plan outlined is a good working one, and one in which the kitchen, as well as the other rooms in the house, may be reached from the hall.

By the corner doorways entering the parlor and dining-room, these rooms have somewhat the effect of opening into each other without sacrificing wall space. At the same time the space added

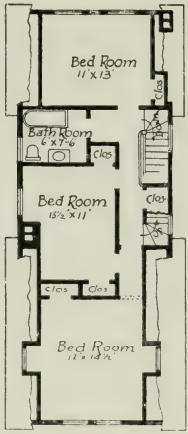
to the hall gives some excuse for calling it a reception-hall, and does, at least, save it from being merely an entry.

If the house is to be erected on a corner lot, the parlor might extend the whole width of the house, with very little, if any, additional cost, by making the entrance to the hall at the side; but by this arrangement the porch would be cut off, and you would be compelled to reach it through the parlor, thereby losing the side porch, which is always a very great addition to the attractiveness of the house.

By having two chimneys you will be enabled to have either a small fireplace in each of the rooms, or, where economy is an object, stoves may be used to heat the rooms, doing away with the necessity of a heater; but have both, if possible, as the fireplace and the heater together offer great advantages.

Nothing can be more satisfactory or more artistic than a hard brick fireplace with hearth of the same. If you want

First Floor Plan.



Second Floor Plan.

to use coal, a basket grate with fire-brick back will convert the fireplace into a grate, and the cost of both brick fireplace and grate is much less than that of a built-in grate.

Iron backs are usually used where the facing is of tile, but tiles are open to the objection that they are continually becoming loose, and chipping at the edges.

The artistic side of the fireplace is not its only claim; it is an economy, for much of our weather is such that a little fire for an hour or so in the morning will make the room comfortable for the day, and with open fireplaces in the living-rooms of a house, the lighting of the furnace may be delayed often for weeks in the autumn, and dispensed with early in the spring. Nor is this all. It has been found by experiment that it is easier to heat a room by furnace heat when there is a fireplace in it, even without any fire, as the chimney tends to draw up the cold air from the bottom of the room and to draw down the warmer air from above.

And this means, also, that you will have a more rapid change of air in the room, provided the air from the furnace is not burnt out. To secure this, great care must be bestowed on the furnace. It is wiser to go cold than to have impure air to breathe, for the human body is a good furnace in itself, and

View of Parlor and Entrance Hall

will warm the blood well if you feed it fuel in the shape of food and good air. The outside air must be brought to the furnace in a proper conduit from some sheltered but open and clear point.

The construction of the furnace should be such that the entering air does not come into contact with the fire-pot, where it has the life burnt out of it, and becomes mixed with gas which leaks through cracks or joints in the fire chamber.

I have dwelt upon this point because it is almost always lost sight of. Owners of houses almost always insist upon sanitary plumbing, but seldom on sanitary heating, which is quite as important a consideration from a sanitary point of view. Proper ventilation in the cellar is an absolute necessity. All provisions should be put into separate compartments, or else a separate cold-air chamber may be built having an outside window, which should be left open, and connecting with the air inlet of the furnace.

A $2200 HOUSE FOR A SMALL SQUARE LOT

$2200 IN MOST PLACES: FROM $2200 TO $2800 ANYWHERE IN AMERICA

VI

A $2200 HOUSE FOR A SMALL SQUARE LOT

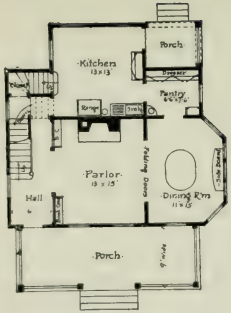
I now show a house that is nearly square in plan and in lot requirement. In like manner I have varied the scheme of the house as well as the exterior finish, as the aim has been to suggest as much as possible that which is out of the ordinary in plan and treatment while keeping in mind architectural laws.

The present house is a combination of brick veneering between timber work and simple rough plastering. Either clapboards or shingles, or a combination of both, could be used, but you will find that in many districts plastering is cheaper than shingles, and if done as it should be on metal lath or plaster board

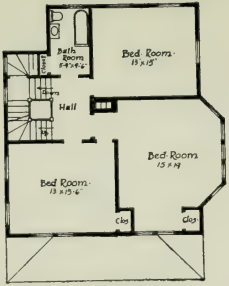
it makes a tight, warm house. In this connection it is as well to recall the fact that constant care is necessary to keep a house in the same condition as when built. Many little inherent weaknesses in the building are developed and revealed only in days of usage in a house actually lived in.

A house is largely put together with hammer and nails, and it should be watched closely to prevent decay, especially in the way of paint, which the hot sun will blister and the rain rot. Careful attention should be given to the pointing of stonework, as the frost will be apt to throw it out, and the wall may soon go to pieces.

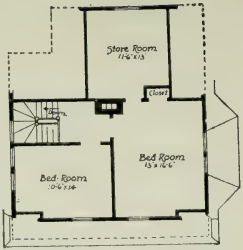
If you will look at a house that has been unoccupied and without care for a few months, you will see what I mean. Nor is this meant for an apology for poor work ; even the best will show the same tendency, and its decay is only a matter of time. The house here shown is designed to meet the wants of those who



First Floor Plan



Second Floor Plan



Third Floor Plan

do not need many rooms, but want such as they have to be large ones.

The feature of the house is the arrangement of the hall or parlor, and the dining-room, which, with the double folding-doors closed, is large enough for ordinary occasions. When the doors are folded back, the table may be run out through the opening, and a large company seated. At such times the entrance and stair hall should be curtained off, and this part of the house thus made private.

The plan of this house would lend itself to a very artistic finish if the owner desired to go to some additional expense in the way of seats and bookcases, as shown in the sketch of the parlor, which is more elaborate than that shown in detailed plans or included in the accompanying estimate. The use of figured or plain burlaps in lieu of wainscoting is an excellent idea, and if properly put up, with plate rail above and simple subbase below, the effect is much the same

The Attractive Bedroom in this House

as that of wainscoting in protecting the walls, and the artistic possibilities are almost unlimited.

The arrangement of this plan in both floors is excellent for ventilation, there being a through draught, and all the bedrooms being large, and all corner rooms with a cross-draught; the plan is also very compact, no space being lost in halls.

The exterior of the house may be much varied by different color schemes, the range of colors for shingle roofs being endless, and the plaster may be gray, drab, white, or yellow. The most satisfactory result is obtained by using yellow or red sand in the mortar without artificial coloring matter, which is always something of an experiment. If you do decide on colored plaster, always require the plasterer to put up a sample, and let it dry before going on with the work. It is almost impossible to patch artificially colored mortar without having the patches show. The timber-work should be framed together, as in barns,

and may be of any sound wood. The dimensions of this house are 32 feet 6 inches wide by 39 feet long, including porch and bays. Accordingly a lot 50 by 60 to 70 feet would be ample.

Cement your cellar floor. Pipe your house for gas. Put in electric bells, open plumbing, and porcelain bathtub; a first-class range in the kitchen and heater in the cellar, — all of which are included in these estimates: —

Lumber, carpentry, and millwork .	$1050 to	$1400
Excavating foundations, and masonry	600 "	710
Plumbing, heater and range . . .	250 "	370
Painting, glazing, and hardware .	300 "	320
	$2200	$2800

The estimates for material and labor must vary considerably according to locality, — cost of the same depending upon the season of the year during which the house is built, the distance from the lumber region, and a supply of stone for the foundations.

The Fireplace in the Parlor

A HOUSE FOR A THOUSAND DOLLARS

IN SOME PLACES THIS HOUSE CAN BE BUILT FOR LESS THAN $1000

VII

A HOUSE FOR A THOUSAND DOLLARS

When the cost of a house is to be kept down to one thousand dollars, the first thing to be considered is what one can do without, rather than what one can get. In most cases the hope of such luxuries as a built-in range, gas and electric lighting must be given up. Moreover, everything must be of the simplest character, requiring practically nothing that cannot be provided by local mechanics or furnished by near-by mills without special bits. The illustrations show such a house, getting all of its effects from roof line, without a moulding of any kind used in its construction, and yet with some claim to attractiveness, both in the interior and exterior, although

everything is of the simplest in construction and design.

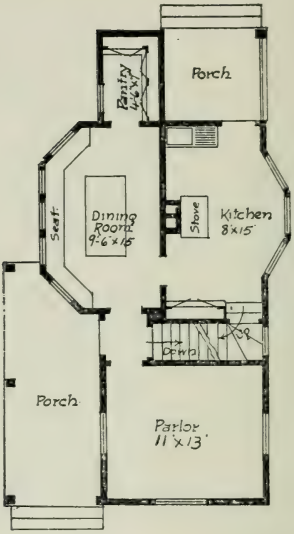
The cellar, which runs only under the front room, contains a small heater: this will be found an economy over stoves, even in such a small dwelling. In very hot weather the outside shed may be made to take the place of a kitchen. The first floor, as may be seen, contains all the essentials of a comfortable home. It is not so much space as arrangement that makes a good working plan, and many houses are built covering far more ground than the one shown here that do not really contain any more living room, although they may have more artistic possibilities and may be more imposing.

The second floor contains three bedrooms, and a bathroom, provided with a serviceable tub; other fixtures may be added at no great increase of cost. A word as to tubs: a porcelain-lined tub is the cleanest and best, but its expense usually bars its use in a house of this class. If, however, the house is built

near a large city, one can usually get a second-class tub, which may be defective in some way, but will not be any less serviceable than a number one tub, or at times second-hand tubs may be had in good condition. In any case, put in a tub that stands on feet above the floor, and a copper-lined steel tub if you cannot afford a porcelain one.

There is no third floor except a loft, which may be used for storage purposes or utilized as an extra bedroom in an emergency. The ceilings in the second floor are somewhat cut off by the roof, but only above head and furniture height, and in a way that, to my mind, does not disfigure the rooms.

The cost of any house varies very much according to the nearness of lumber and sawmills. In many places the house described here, or even a larger one, may be built for less than one thousand dollars, but I have endeavored to cover as large an area as possible by stating an average price. Of course,

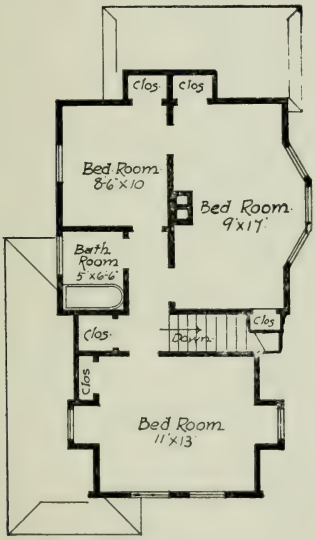


FIRST FLOOR PLAN.

more money may be spent on this or any other house than is absolutely necessary to make an ordinarily good, plain, and comfortable dwelling.

Artistic interiors do not depend, as so many seem to think, on elaborate and

highly finished woodwork and ornamentation. In fact, more houses are ruined by too much ornament than by too little; consequently we would do well to be guided somewhat by the Japanese in the treatment of our homes. Simple wall



SECOND FLOOR PLAN

treatment of plain, subdued colors, which we can approach in our plain papers, is altogether admirable. If ornament must be had, let it be very small in quantity and very good in quality. In the treatment of the woodwork of our rooms we would do well to take another lesson from the Japanese. In section it is simple in the extreme, — usually merely flat, thin bands, designed to show the grain, which the Japanese accent by eating out the soft parts with acid or fire, and never cover with coat after coat of varnish or paint to hide its beauty, as we do. Why should we go on painting and varnishing, and incidentally spending our money, because our fathers did, or the varnish-makers tell us we should?

There is nothing more beautiful than an open-grained or large-figured wood, like chestnut, cypress, or even hemlock, without filler or paint, merely sandpapered to a smooth surface and waxed to bring out the grain. Such woods

Attractive Dining-Room with Casement Windows

are sometimes stained to suit the color scheme. Of course, wood-work that is to be splashed with water, as in bath-room and kitchen, must be varnished or painted.

The exterior of this house is designed to be of shingles above and German siding below; the porch posts and brackets of yellow pine, oiled, or painted to match or contrast with the side walls; the roof and upper side walls should not be painted, but may be stained, if one objects to the natural gray of the shingles.

It is almost impossible to itemize the cost of so small a house as the one herein described without giving a bill of materials, which every carpenter would insist upon working out for himself anyhow. I shall therefore content myself by placing its cost at the round sum of one thousand dollars for the complete house, without wall papering or outside work, such as fencing, grading, walks, or shrubbery of any sort.

A MODEL HOUSE FOR $1000 TO $1250

IT CAN BE BUILT ANYWHERE IN AMERICA FOR ONE OF THESE FIGURES

VIII

A MODEL HOUSE FOR $1000 TO $1250

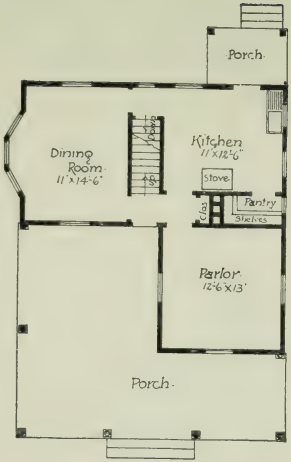
THIS plan for a model house is designed to fill the requirements of those persons who desire a small, attractive seaside house, or a country home, for summer use at a low cost. A house of the sort desired may be built after the accompanying plans in many places where lumber is cheap, or at the seashore where it may be put on piles or brick piers, for from one thousand to twelve hundred and fifty dollars. This estimate includes a small cellar, but makes no allowance for a heater.

The same plans and general outline may be carried out in a cheaper form with full foundations and small heater, in most sections of the country, for the same price, provided the details are so modified as to be stock work, in which

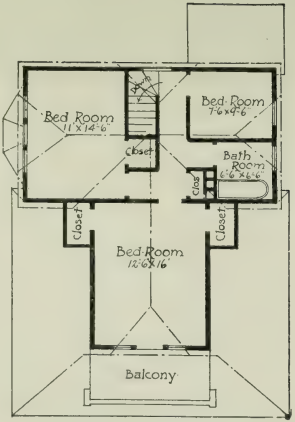
case the windows would have to be of stock size and have both sashes alike, either in one light or to fit glass sizes; all mouldings would have to be abandoned, and simple square wooden posts substituted for turned columns.

It is only by making concessions to local customs in building, that one may hope to obtain a good-sized, convenient house at a low figure, but any of these plans may be so modified. It is for this reason that all detail drawings furnished with these plans are marked subject to changes, to suit stock moulding on agreement with owner. The builders in any special locality will naturally bid higher on a style of work to which they have not been accustomed.

For the seaside or country a cottage should have a low, nestling look, not the aggressive, perky gables and turrets common in such places. To accentuate this I have dubbed off the gables and carried down the main roof to cover the porch, — a plan which will give an appearance of additional shelter.



First Floor Plan



Second Floor Plan

The porch should be a deep one with an inner corner, as shown, — one which will give shelter from both sun and wind. The narrow gallery so often running around such houses is practically worthless as a sitting-porch, and is usually ugly in itself, and made more so by jig-saw work. Keep everything as plain as you can, both inside and outside of this kind of a house.

The plan for the interior obviates the common defect of having to go through either the living-room or dining-room to reach the kitchen, and by the arrangement of stairs and pantry cuts off the kitchen, with its noise and smell, from the living part of the house. The stairs going up from a small entrance-hall with a large window at the top helps materially in keeping the upper floors free from such annoyances.

Both the dining-room and parlor have three open sides, and even the kitchen has a good cross draught; and though the chimney is in the centre of the house, the kitchen flue is so isolated

THE LARGE BEDROOM IN THIS ECONOMICAL HOUSE

by closets that it will be found no source of annoyance.

The second floor has three rooms: a bathroom, with full bath fixtures, could be put in at slight additional cost. There is a balcony opening from the main room, which gives sheltered corners, and affords an opportunity for hanging a hammock.

The roof of such a house should be of shingle, and left to become gray in sun and rain without the aid of stain or paint. The walls should be clapboard or German siding, painted Colonial yellow, with white posts and trimmings. The interior may be of cypress.

The additional cost of using good-sized, carefully turned porch posts and good mouldings is worth while if it can be afforded. It often costs less than the brackets and frills which are usually put into cheap construction. As an investment it always pays, for there is less to keep in repair.

THREE MODEL SMALL CHURCHES

RANGING IN COST FROM $800 TO $3200

$2800 to $3200 Semi-Colonial Church

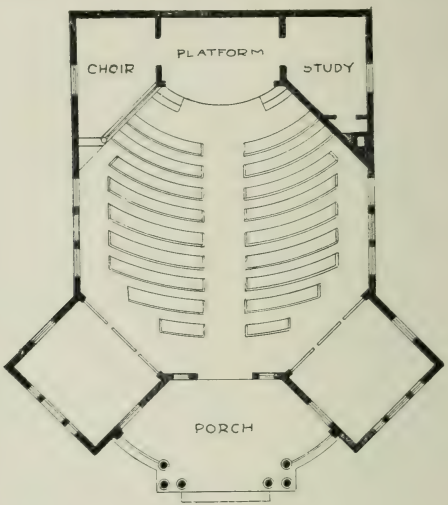
IX

THREE MODEL SMALL CHURCHES

THE accompanying sketches of three small churches demonstrate that it is not necessary to have elaborate detail, nor to follow the well-worn paths of precedent, to make an attractive church building at a moderate cost.

The largest of these designs follows more closely in style the older work in this country, and for many places would be more appropriate than the less conventional shingle and timber buildings. The detail has been kept extremely simple. Colonial work may be made expensive if elaborate cornices are used, but good proportion and line are much more important; it is better to have extreme simplicity than bad detail.

The exterior of such a building may be covered with clapboards painted, or rough plaster, with white trimmings.



The interior is designed to have simple pilasters and cornice, and the ceiling arched. The woodwork should be painted white, with mahogany rails if they can be afforded.

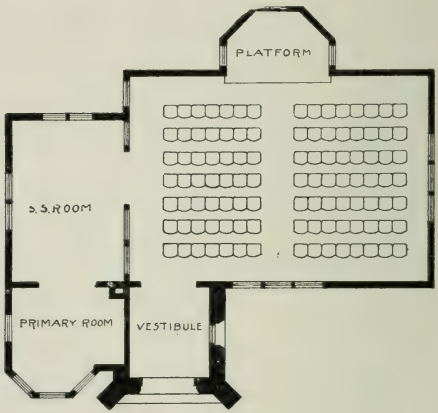
The small half-timber church is more in keeping with the modern suburban town or village, where the houses are of many styles of architecture, and where the severity of the Colonial would be out of place.

The half-timber church is irregular in plan, to meet the wants of an imaginary congregation, and must make up in picturesqueness and interior comfort what it lacks in symmetry.

The timber-work may be of chestnut, either stained or left to the weather. The stone used may be the common field stone, with moss or rust left on, not tooled into sameness either as to color or shape.

This, with the buff or white plaster, and the gray of the shingle roof, will give a pleasing and interesting color value to the building; and color, or the lack of color, is almost the worst fault of American architecture, and it is something for which we ought not to permit ourselves to be criticised.

The interior of any of these small churches must, of necessity, be plain. What woodwork there is should be simply stained and waxed, even if it is



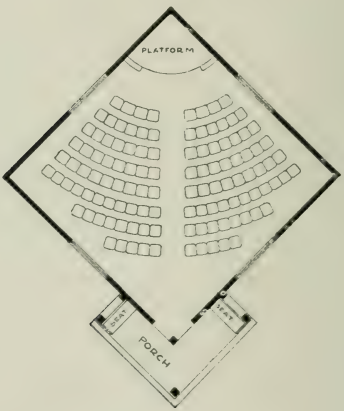
of soft wood such as pine or poplar. If it can be afforded, have the roof built open, showing the trusses and rafters, and add simple wainscoting to the height of the window-sills. The glass for such a church should be leaded.

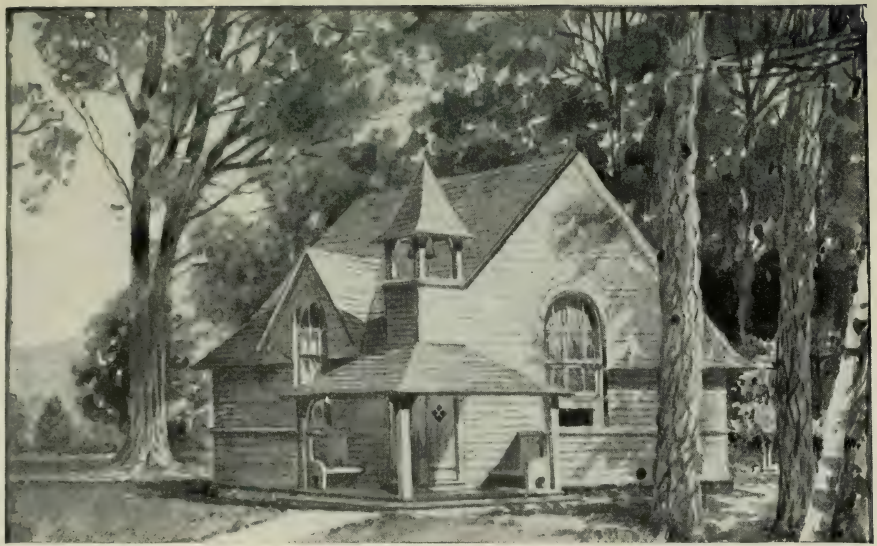
HALF-TIMBER CHURCH — COSTING FROM $2000 TO $2500

The design for the smallest of the three churches is in plan a simple square box, of the cheapest construction, and no such luxuries as stained glass or timber roof can be afforded, but it may answer the wants of the summer resort in the woods, or, with a chimney and stove, those of a small congregation all the year round, where cost is the first question to be considered and seating capacity the next. Its form and arrangement insure this, and the little stoop, with the planking seats and tiny belfry, give some attractiveness to the little building. Cover the outside with shingles and let them become gray in the weather; and posts and seats may be left without paint as well, if the church be built at the shore or in the mountains, where the rustic effect is desirable.

The cost of such churches is harder to state accurately than that of a house, as it must vary very much with locality, the lumber and carpentry work forming

the bulk of the expense; but in a general way I would put the cost of the semi-Colonial building at from twenty-eight hundred to thirty-two hundred dollars; that of the half-timber building at from two thousand to twenty-five hundred dollars, and the shingle church between eight hundred and twelve hundred dollars. These prices would vary with location.



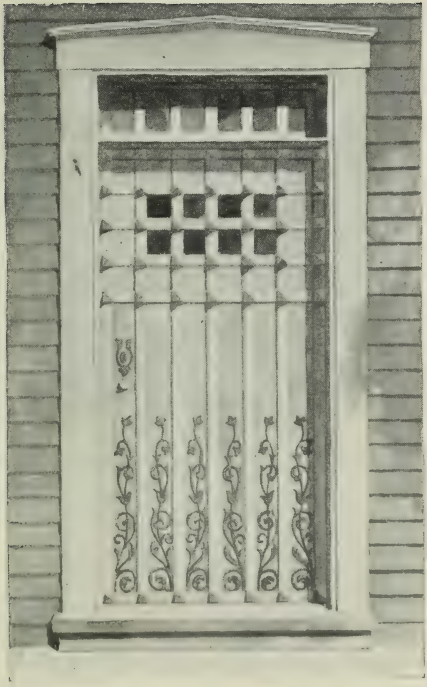


$800 to $1200 Shingle Church

FRONT DOORS

By Frank S. Guild

WITH DESIGNS BY THE AUTHOR SHOWING
HOW A DOOR MAY BE REMODELLED
AT SLIGHT EXPENSE



X

REMODELLING THE FRONT DOOR

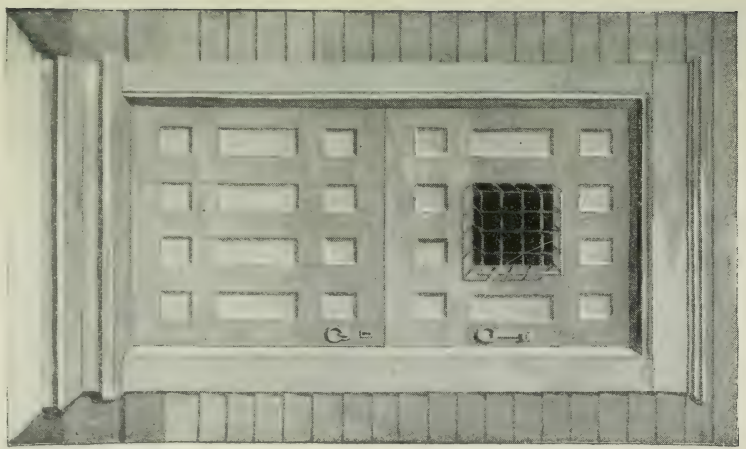
In making repairs about the house one of the first points generally considered is the front door. This is with good reason, for much may be done here to beautify a dwelling that from an æsthetic standpoint may have little of dignity to recommend it.

In the olden time wood was used almost exclusively for the front door, but nowadays glass and metal are brought into service with excellent results.

The illustration on page 125 suggests a Renaissance design. The door proper is built with a flat surface, and thin strips of wood a quarter of an inch thick and three inches wide are nailed on from top

to bottom and from side to side, thus forming panel openings. The door is cut through the square openings thus formed at the top, and glass is inserted. An ornament runs up from the bottom between these openings to a height of three feet. This ornament is sawed from strips of the same thickness as the straight strips. Where the strips intersect at the top, wooden nail heads are nailed on, thus adding to the appearance of strength and breaking up the surface of the door in sunlight with picturesque shadows.

The design on the opposite page is rather mediæval in effect. It is built like a Dutch door, and is broken up with twelve panels below, and a corresponding number above, save that a square of glass replaces the two centre panels. This glass is protected by an iron grille that projects some six inches from the surface of the door. A quaint brass knocker below the opening would look well. This door is preferable in natural oak or painted.



Square panes of glass may be inserted in the upper part of a door equal in size to the panels below, as illustrated on page 131. Ornamental hinges are here used with good effect. These may be cut from brass or iron, or sawed from thin wood and glued to the door. In either case they should be painted black to contrast in color with the woodwork. The color of these doors should be either white or yellow, with trimmings about the opening of the same color. The ventilator over the crossbeams has slats running up and down, and on one side of the middle opening towards the left and on the other opening to the right; these slats may be painted green, and a sash of glass be hinged behind them to exclude rain or cold when desirable. The glass panes in the door may be in leaded shapes, or an iron grill can be fitted into the openings over the glass to protect it. The door handles should be of black iron to match the hinges.

In the illustration on page 135 is shown a door of simple pattern which depends

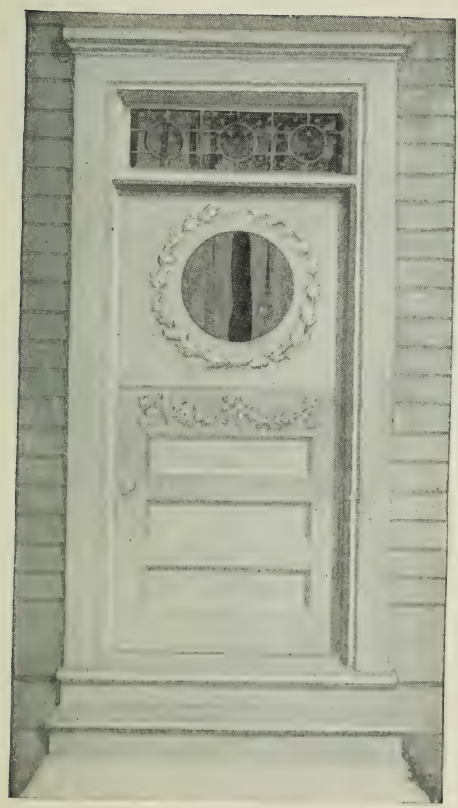
for its interest upon the decorative panel of leaded glass inserted in place of the upper panels. These shapes in leaded glass may be obtained in stock, and are not expensive. Either the clear glass should be used or the milky semi-opaque colors. Ordinary colored or stained glass in a front door looks pretentious, and gives a cheap, ready-made effect very objectionable. If plain clear glass in pretty forms is selected, a colored silk curtain or even white Swiss can be hung inside the door to screen the hall from observation. The light over the door should be treated in the same simple manner. This door may be either painted white or dark green. The inside curtain should be made to contrast in color. The leading of the glass design should be black. Brass knob, key-hole shield, and name plate if used are best for such a door. The broken panels give some interest to the lower part. This construction is both simple and strong.

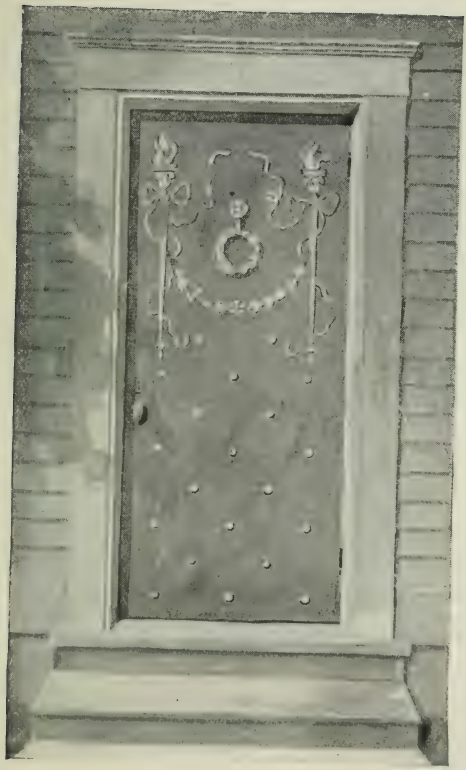
The door shown on page 137 has

novelty to recommend it, and is very attractive. The old panelling has been taken out and replaced with panels set in flush with the stiles and rails. The shapes of these old panels are indicated by faint pencil lines, but when complete, the door as reconstructed does not show these lines. A circular pane of glass one foot in diameter is set in the middle of the upper portion, and six panes or "bull's-eyes," four inches in diameter, are set around it regularly. These may be glazed with various colored glass. The tree pattern is sawed from thin wood and glued on, or it may be cut from sheet iron and nailed on. The large centre of glass may be of an amber hue, a color which would suggest the sun as seen shining through the branches. Almost any light color would suit this design of door. If painted a light green, the tree should be of a darker shade. If greater contrast is desired, yellow door and black ornamentation.

The design on page 141 is for a Dutch

door, the upper and lower halves swinging independently. A circular pane of glass a foot and a half in diameter is set in the upper half. This is surrounded by a wreath carved in relief, and a double swag, or festoon, in the top rail of the lower half repeats this character of decoration. In place of carved wood, putty may be used for the ornamentation, this easily moulded material being well adapted to this purpose, and quite inexpensive. It is fixed on with glue, and painted the same color as the door. Much of the Colonial relief ornament was produced in this way, and our old houses testify to its durability. The color of this door should be cream, with a deeper shade touched into the recesses and shadows of the relief work. A pretty figured curtain hung behind the pane of glass will add much to the beauty of this pretty and chaste door. Great discretion should be used in applying the ornamentation, as one is apt to overdo this work and make it appear tawdry.





On page 143 is another example of raised ornamentation in Empire style. A plain door in dark material, either natural or painted, studded with brass nails.

A double door in which a long panel of plate glass is used on each side and an iron grille is placed below is shown on page 145. This grille is put on inside, and just clears the glass. It may be put on outside the glass with equally good effect. It affords necessary protection to the long panels.

It should be borne in mind that any material used in construction intended to stand the weather must be thoroughly seasoned and then oiled or painted. Ornaments if glued to a surface necessitate a thorough drying before being painted. Old doors which have been exposed are always preferable if they can be utilized. The advice and assistance of a good cabinet-maker is really most essential to prevent subsequent warping and shrinking in a door.

WHAT A WINDOW WILL DO FOR A HOME

XI

WHAT A WINDOW WILL DO FOR A HOME

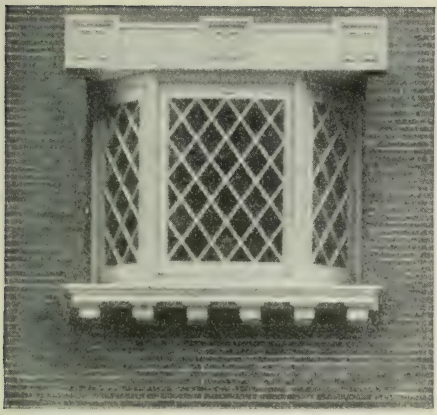
The commonplace exterior of a house may be improved by the remodelling of one or more of the windows. Oftentimes this may be done at small expense. Some modifications of the old-fashioned bow or bay window are shown in the accompanying illustrations.

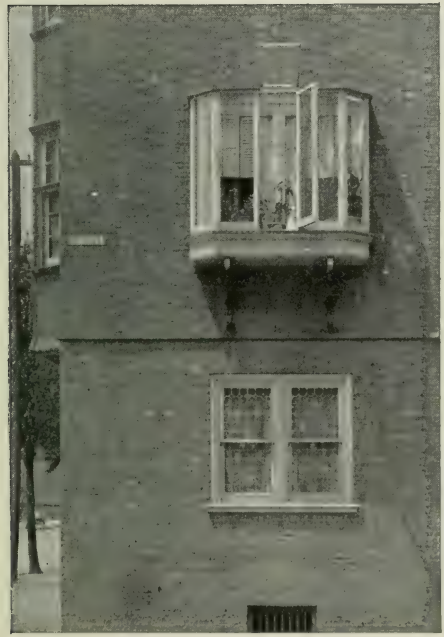
The large panes of glass in many cases have been supplanted by the small and ornamental shapes, and the sashes swing outward on hinges. The substitution of a new sash in a window-opening is a matter of no difficulty, neither is the construction of a shelf outside of an ordinary window, to be enclosed in glass for the cultivation of flowers. The convenience of a good,

broad window-seat is apparent. It adds much to one's comfort, and when the seat is outside or beyond the line of the wall it gives an effect of space to the room.

Odd-shaped window-openings help to furnish a room. Sometimes a long and barren wall space is most successfully treated by locating in its stretch somewhere a circular or oval window with leaded glass. A pretty design in colored glass will have more value from a decorative point of view than any picture or piece of bric-a-brac. A dark, uninteresting corner may be made the most charming spot in a room, as the mellow light percolates through the opalescent glass.

A window placed high enough above the floor to accommodate beneath it a writing-desk or book-case solves the problem of light and air without taking up valuable wall space. The cheery effect of a few potted plants placed in the opening relieves the monotony of





conventional decoration, and gives the note of life and warmth so essential. When a glass enclosure is built outside a window and filled with clambering vines, the charm of country and green leaves is approximated even in the midst of city walls and the gloom of a winter's day.

The drapery of a window offers an opportunity for much ingenuity and a display of individuality. The long, stuffy plush curtains, so much in vogue several years ago, have given way to the dainty lace and Swiss fabrics. The lower sash curtains, unless desirable for excluding the impertinent gaze of strangers, are undesirable. A screen of plants is infinitely prettier. Curtains of flowered or striped denim, cretonne or chintz, on small rods, and just long enough to reach to the bottom of the window-frame, are unostentatious and appropriate for summer houses or sleeping rooms. Washable curtains are preferable, and should be laundered

frequently, especially in a dusty locality. Two sets then become necessary for a change, but the charm of variety amply repays this extra expense.

In regard to the so-called stained glass offered for sale in stock designs, not much can be said. As a rule, the harsh and discordant colors employed by the manufacturers are offensive to the eye and are not to be recommended. Simple white leaded glass, in diamond or oblong shapes, is better.

Much care should be taken in selecting colors, and the general scheme of decoration in a room should always be taken into consideration. Home-made effects may be obtained by dabbing transparent varnishes of different tints on to plain glass and afterward outlining the shapes with a line of black paint, to imitate the leading. A soft pad of cotton is used for this purpose. The varnish is smeared on to a hard, flat surface, and a sufficient quantity taken up by the dabber to transfer

evenly to the design in a thin, translucent film. If put on to the glass with a brush, the coating of varnish cannot be graduated in tone, and it will be difficult to overcome the brush marks.

COMFORT IN TENT AND CABIN

By Barton Cheyney

DRAWINGS AND PLANS BY W. L. PRICE

A Unique Tent, and a Cabin Costing from $200 to $300

A double tent forming three rooms or a single tent, as desired, is shown in this design. The small inner tents for sleeping give privacy as well as shelter, and with their flaps unlaced and thrown back into the general tent, make a large sitting room. This space may be further extended by raising the outer flaps and fastening them to the guys to form a porch, as shown in the drawing. A fire may be built inside if the weather is stormy, and the flaps let down. The smoke will pass through the hole in the roof. To be at all comfortable there must be a floor under the tent. The tent should be double, to ward off the rain.

XII

COMFORT IN TENT AND CABIN

For those who live in cities and towns, and are fond of Nature in her brightest aspect, there is no more enjoyable and inexpensive way of passing a summer holiday than in a cabin or tent under the shade of forest trees. Here are to be found complete change of environment and of living, perfect tranquillity, absolute rest and health, and immunity from business cares and social duties; here, also, one may follow the bent of his inclinations without hindrance.

In arranging for a summer home in the woods the selection of a site is of first importance. Unless one is genuinely in love with Nature and wants

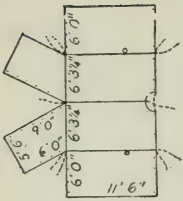
no other companionship, and his family is similarly content, the cabin should be reared or the tent pitched on some spot not too inaccessible, for one of busy habits is apt to find the solitude of the forest somewhat oppressive after the novelty of his surroundings has worn away, and he longs for the companionship of his friends.

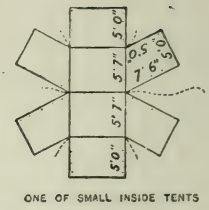
There will also come the desire to have the daily mail, so the tent or cabin should not be erected too far away from the village post-office. Then, too, supplies of food will need replenishing, and this will be rendered very difficult if the railroad or the steamboat landing is not near at hand. Rather select a spot that is just sufficiently removed from the highways of travel to escape the annoyances thereof, and at the same time to afford perfect seclusion, yet close enough to make available their conveniences.

In the first place, one should make sure that he likes the neighborhood and

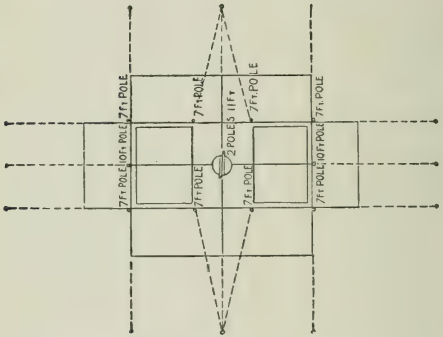
surroundings of the site for his prospective summer home. The best test of this is to spend one season in a tent there. If, at the end of this initial sojourn, one finds that the locality is as pleasant and well adapted as he imagined it to be, it is then prudent to build a cabin in readiness for the ensuing year. In this particular a canvas tent has its advantages over a structure built of timber, inasmuch as it is portable, and with it one may easily change his place of habitation each summer. But those who succeed in securing a location to their liking are not disposed to seek a change, but are glad to return to their summer retreat season after season.

Sufficient ground on which to pitch a tent may usually be had almost for the asking, and enough for a cabin and surroundings for a very small sum, so the outlay in that direction is inconsiderable at most. The site for a summer home of this kind should combine the attrac-

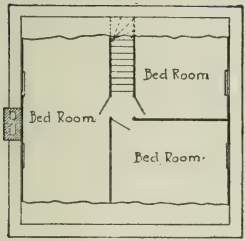


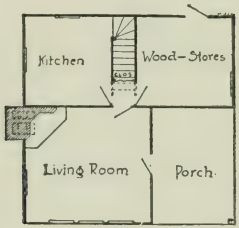


ONE OF SMALL INSIDE TENTS



tive beauties of wood and water. The trees will offer a cool retreat by day, and from over the water in the evenings will come the breezes gratefully tem-





The cabin shown in the illustration fronting this chapter may be built at a cost of from $200 to $300. Rough boards may be used if the studs are planed. Paper put under the sheathing will add much to the comfort of the cabin. There are a kitchen and a living-room on the first floor, in addition to storage-room and a porch, while the second floor contains three bedrooms of good size.

pered. Besides, the water offers such exhilarating diversions as boating, bathing, and fishing, and thus averts the probability of one's life becoming monotonous, and also lends charming variety to the landscape.

The best cabin site, therefore, that can be chosen is the shore of a lake or beside a stream. In making such a selection, however, the liability of a running stream to overflow its banks in the event of heavy rains must be taken into consideration, and the home set up beyond the possible danger of floods. As a matter of course, a heavily wooded spot will be chosen, but one should not be lured by the cool of the forest into rearing his little temple in the heart of the wilderness. Better build it on the outskirts of the woods than in the midst of them. Rather have it on the edge of a wooded copse, with a spreading tree or two between its front and the open. In the parching days of summer the sight of the rising and setting sun will be a

A Cabin that can be built at a Cost of from $800 to $1000

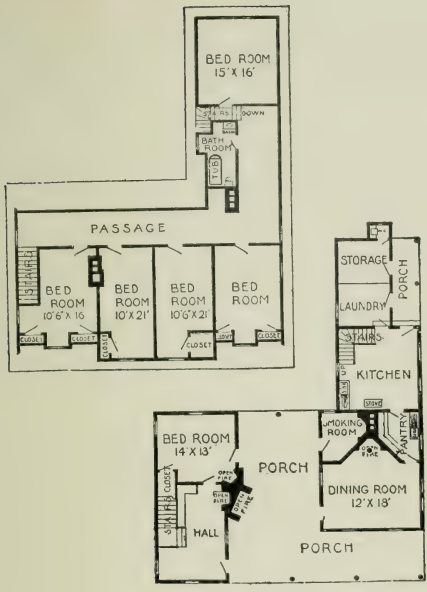
delight, and the gloom of the forest at night will be relieved by the light of the moon and stars. Even a morning sun-bath will not be amiss. The sun will also keep the cabin healthful.

An elevation should always be chosen for a cabin site. If Nature has not reared such a mound, a man with a shovel can build one of secure and sufficient height. The breezes, in consequence, will find the summer home the more readily, and the surface water will pass off harmlessly. A shallow trench, say eighteen inches across the top, will further expedite the passing of the water after a heavy storm, and, if encircling the cabin, will also serve as a barrier against the near approach of forest fires, which are not infrequent if the season should be dry.

Any one who has lived in these summer retreats will recommend that the cooking be done in a shed or tent apart from the cabin proper. Heat, insects, and unpleasant odors are avoided thereby.

In building a cabin it is well to remember that there are many advantages in having it two stories in height. It is especially desirable to have the sleeping-apartments above the ground floor, and a two-story cabin will cost but a trifle more than a one-story structure. In furnishing such a place many things may be taken from the city home that probably will be gladly spared, and will serve admirably in the woods, where simple, plain, inexpensive furnishings are the best. The fact that they need not be carried back to the city makes them additionally desirable.

After the first outlay — the cost of erection — the expense of maintaining a summer home in the woods is very small, scarcely to be considered. And both of these items may be cut in half if two families unite, or two sets of people join in the construction and maintenance of the building, each family or set of people to occupy it a part of the summer, — as long as a busy man usually



The cabin shown here is designed to be built of ordinary framing, covered with slabs, shingles, or boards, and to be lined with boards for additional comfort. The one wing, containing main hall and a bedroom—with fireplace in each—may be dispensed with if desired, and added later if more space be required. The space between, with its open fireplaces, will always insure a breeze. By putting up canvas front and back a large room is added to the cabin, and plenty of light and air is insured for the dining-room. The kitchen is roomy and airy, with plenty of outhouse room for wood and stoves. On the second floor there are four bedchambers, a bath and servants' room—accommodations for a good-sized family. There is, also, sufficient space for cots if occasion requires.

can absent himself from his affairs. The other expense is the one of securing provisions. This is one which would have to be met even if the campers remained at home, consequently it cannot be considered as an extra outlay. Possibly the bill for provisions will be less for the cabin than it was for the city home, for the food is usually — or should be — plain, simple, and wholesome, so that the cabin sojourners may be gainers in health and in happiness. Of course it is understood without saying that whatever else is overlooked there must be a plentiful supply of good water close at hand. A convenient spring or stream of cold water will lighten the cares of housekeeping, and if properly utilized will serve very well as a cold-storage depository for provisions.

The solitude of a few weeks in the woods, thoroughly enjoyable to a true lover of Nature, may become irksome to one less fond of her prodigal display of beauty, but who is in quest of her balm

of health. Such a person should seek companionship for his wooded retreat by inducing the heads of other families to become his neighbors in the wild-wood, and to rear little dwellings somewhere near his own. He should, however, be absolutely sure that the persons he asks to join him in his wooded retreat will be congenial. This assured, there are no barriers to a delightful, healthful, and inexpensive holiday, which, for real benefit, cannot be equalled by any other form of outing.

The directions given above regarding the location, etc., of a cabin, apply equally to the setting up of a summer-house of canvas.

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